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Prepared By:
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214 South Ward Street
Senatobia, Mississippi 38668
Phone: 601-562-6537

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BK 387

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ASSUMPTION WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, full receipt and sufficiency of all of which are hereby acknowledged, and for the further consideration of the assumption and agreement by the Grantee herein to perform all the terms and conditions of the obligations set forth in that certain Deed of Trust executed by Robert West and Teresa Stokes to, Leon E. Hannaford, Jr. as Trustee, for Jay Stafford, Beneficiary, dated February 7, 2000, and recorded in Book 1187 at Page 416 in the office of the Chancery Clerk of DeSoto County, Mississippi, including, but not limited to the obligation to pay as and when due the remaining balance of the indebtedness secured thereby, WE, ROBERT WEST AND TERESA STOKES do hereby SELL, CONVEY, AND WARRANT unto RUSSELL M. DOUGLAS AND JENNIFER M. EISEN, as joint tenants with rights of survivorship and not as tenants in common, the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

1.5 acre (65,340 S.F.) being part of the Northwest Quarter of the Southwest Quarter of Section 1, Township 2 South, Range 9 West of DeSoto County, Mississippi and is described as follows:

Commencing at a point commonly accepted as the Southwest corner of Section 1, thence North 1374.65 feet to the Southwest corner of Lot 9 of the McIngvale tract (unrecorded), said point being in the centerline of Poplar Corner Road and is the point of beginning of 1.5 acre lot; thence North 88A02'00" East 343.9 feet along the South line of Lot 9 to a 3/8 inch rebar that is the Southeast corner of 1.5 acre lot; thence North 01A21'00" West 190.0 feet to a 3/8 inch rebar; thence South 88A02'00" West 343.9 feet to a point in the centerline of Poplar Corner Road; thence South 01A21'00" East 190.0 feet along the centerline of Poplar Corner Road to the point of beginning. Said parcel is part of that property as recorded in Deed Book 311, Page 245 in the office of the Chancery Clerk of DeSoto County, Mississippi.

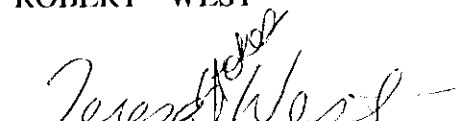
There is excepted from the warranty of this deed the 2001 assessments and liens, which attached by operation of law on January 1, 2001; any encroachments or matters which a current and accurate survey of said real property might disclose; any road and/or utility easements or rights-of-way lying in, on, over, or across said real

property; and the zoning and/or subdivision ordinances and/or regulations of DeSoto County, Mississippi. Also excepted from the warranty of this deed are any oil, gas or other minerals or mineral rights which may have been conveyed, retained or reserved by any of the predecessors in title.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on a basis of an actual proration.

WITNESS MY SIGNATURE on this the 21 day of February, 2001.


ROBERT WEST


TERESA STOKES WEST

STATE OF MISSISSIPPI

COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority in and for the county and state aforesaid, ROBERT WEST AND TERESA STOKES, who did acknowledge to me that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed.

GIVEN under my hand and official seal of office on this the 21st of February, 2001.



James H. Wolfe
NOTARY PUBLIC

My Commission Expires: May 9, 2004
Bonded Thru Helden, Brooks & Garland, Inc.

GRANTORS ADDRESS & PHONE:

2604 Bristol Cove
Horn Lake, MS 38637

PHONE: 662/280-3200 Home
Same Work

SS# Robert 409-27-2526
Teresa 428-04-7922

GRANTEES ADDRESS & PHONE:

5300 Poplar Corner Rd.
Walls, MS 38680

PHONE: 662/280-8058 Home
901/365-4561 Work

SS# 083-68-5313 Jennifer
414-08-7595 Russell


ASSUMPTION OF DEED OF TRUST

The undersigned hereby assumes and agrees to pay the outstanding balance and all accrued interest as of the date of this deed on that certain debt herein described and agrees to perform each and all of the terms, provisions and conditions of the loan documents relating thereto. The undersigned agrees to hold the Grantors, Robert West and Teresa Stokes, harmless on account thereof, and to cause notification to be given to Jay Stafford, and to abide by his instructions with regard to this assumption.

Witness our signature on this the 21st day of February, 2001.



 RUSSELL M. DOUGLAS




 JENNIFER M. EISEN

STATE OF MISSISSIPPI

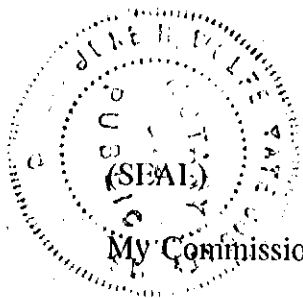
COUNTY OF TATE

Personally appeared before me, the undersigned authority in and for the County and State, within my jurisdiction, the within named RUSSELL M. DOUGLAS AND JENNIFER M. EISEN, who acknowledged that they signed, executed and delivered the above and foregoing Assumption Warranty Deed for the purposes mentioned on the day and year therein mentioned.

Given under my hand and official seal, this the 21st day of February, 2001.



 NOTARY PUBLIC



My Commission Expires: _____

Notary Public State of Mississippi At Large
 My Commission Expires: May 9, 2004
 Bonded Thru Helden, Brooks & Garland, Inc.